

STATE OF WISCONSIN

CIRCUIT COURT

ST. CROIX COUNTY

U.S. Bank National Association,

Plaintiff,

vs.

Case No. 2018CV000009

Trevor Rubrecht, Casey Rubrecht, VAK M100 Fund, LLC

Defendants



NOTICE OF SHERIFF'S SALE

By virtue of a judgment of foreclosure made in the above-entitled action on March 19, 2018, in the amount of \$148,717.80, I will sell at public auction in the Lobby of the Sheriff's Office, Ground Floor, located at, 1101 Carmichael Road, Hudson, WI 54016, on **September 18, 2018, at 10:00 AM**, all of the following described premises, to wit:

A parcel of land located in the S 1/2 of SW 1/4 of Section 32, Township 31 North, Range 18 West, Town of Star Prairie, St. Croix County, Wisconsin further described as follows: Commencing at the Northeasterly corner of Certified Survey Map in Vol. "2", pg. 503, said point being a 1 inch pipe located on the Westerly right of way of a town road, bearing referenced along said Westerly right of way S21°14'29"E (recorded as S22-19-12E); thence at an angle of 90° to the left, a bearing of N68°45'31"E 66.00 feet to the Easterly right of way of said Town Road; thence S21°14'29"E along said Easterly right of way 90.09 feet; thence S42°57'39"E along said Easterly right of way 41.94 feet; thence S87°46'00"E 461.53 feet to point of beginning; thence continuing S87°46'00"E 208.71 feet; thence N02°14'00"E 208.71 feet; thence N87°46'00"W 208.71 feet; thence S02°14'00"W 208.71 feet to the point of beginning; above described parcel being part of Lot 1 of C.S.M. filed July 19, 1978 in Vol. 3 of C.S.M., pg. 633, as Doc. No. 350244. Together with an easement for purpose of ingress and egress as across property described in Land Contract dated May 19, 1978, in Vol. "574", page 435, Doc. No. 348818, St. Croix County Register of Deeds Office.

Tax Key No. 038-1133-20-100

Address: 1821 Winding Trail Road, New Richmond, WI 54017

**THE PROPERTY WILL BE SOLD SUBJECT TO ALL LEGAL ENCUMBRANCES:  
TERMS OF SALE:**

1. At the time of sale: a downpayment (CASH or CASHIER'S CHECK only) in an amount not less than 10% of the successful bid; and
2. No later than ten (10) days after the Court confirms the sale:
  - a. The balance due on the sale;
  - b. The amount of the transfer fee due under Section 77.22, Wis. Stats., if any; and
  - c. The amount of the fee due under Section 59.43(2), Wis. Stats., to record the deed and any other document required for such recordation.

DATED at Hudson, Wisconsin on, Aug 6, 2018

Bass & Moglowsky, S.C.  
Attorneys for Plaintiff

  
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Sheriff of St. Croix, Wisconsin

Bass & Moglowsky, S.C. is a law firm / debt collector representing a creditor in the collection of a debt owed to said creditor. We are attempting to collect such debt and any information obtained from this communication will be used for that purpose.